

Decatur 49045

ZIP code · MI · Michigan › Van Buren County › Decatur

BUYER'S MARKET

\$97K

MEDIAN SALE PRICE

-54.7%

1-YR CHANGE

84

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



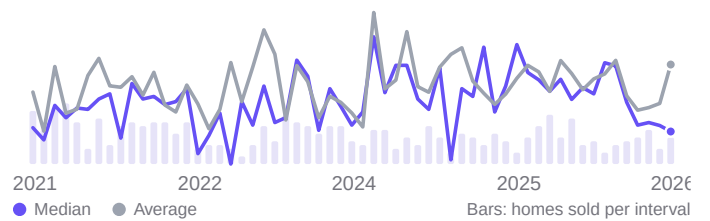
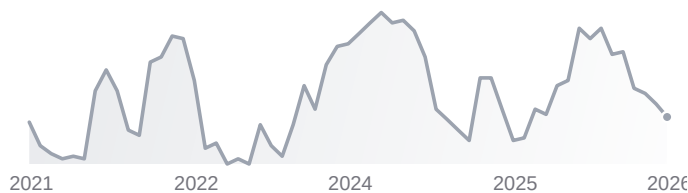
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$88K · Average \$217K

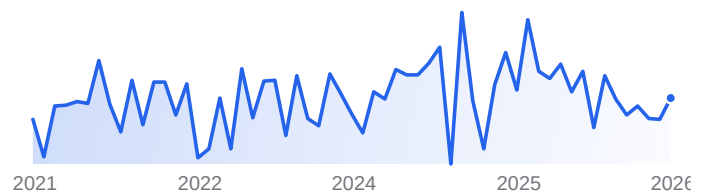
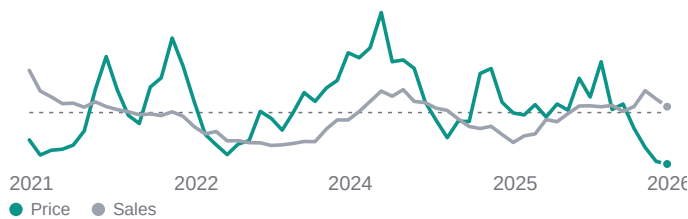


Growth (year over year)

Price -54.7% · Sales +6.3%

Price per square foot

\$104/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

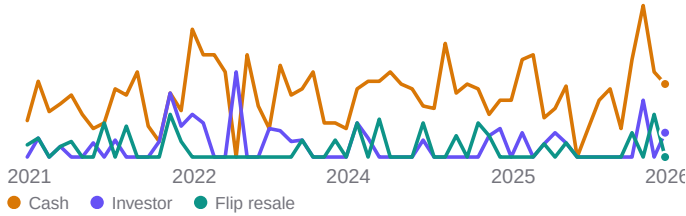
3.4%



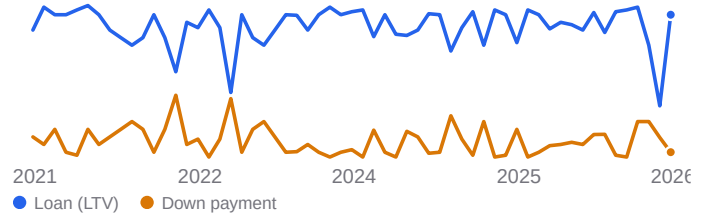
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 14% · Flip resale 0%

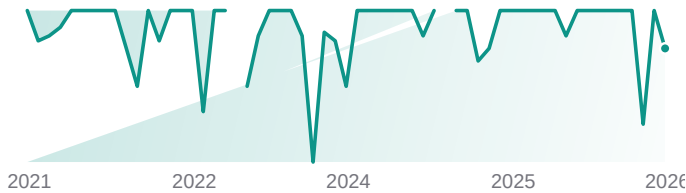


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



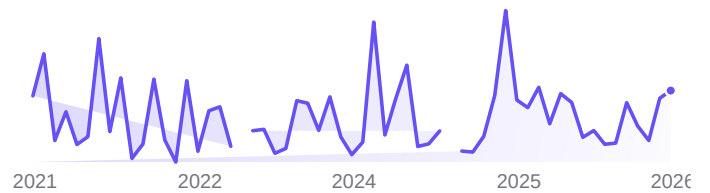
Sellers who sold at a gain

75%



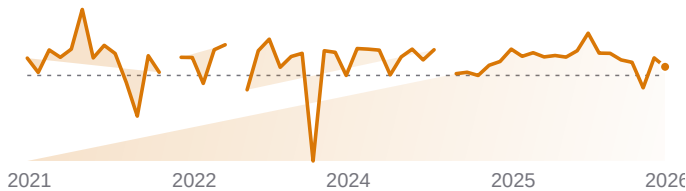
Typical hold before selling

7.5 yrs



Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,476
Median value (AVM)	\$142K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1970
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.1%
Owner occupied	75%
Company owned	12%
Median loan-to-value	21%
Typical ownership tenure	14.6 yrs

COMMUNITY

Population	5,819
Density	64 / mi²
Median household income	\$66K
Average household income	\$80K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	21
Homes occupied	78%
Bachelor's or higher	13%
Poverty rate	14.2%
Unemployment	1.4%
Average temp	49°F
Annual precip	39 in
Sunshine	46%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.